007.0	0006	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,007,700 / 1,007,700
					USE VALUE:	1,007,700 / 1,007,700
					ASSESSED:	1,007,700 / 1,007,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-9	ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WAN XIAOLEI
Owner 2:	
Owner 3:	
Street 1:	9 ALFRED RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	THOMAS LAURA / LIFE ESTATE -
Owner 2:	-
Street 1:	PO BOX 287380
Twn/City:	NEW YORK
St/Prov:	NY Cntry:
Postal:	10128

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2584 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6694.000	505,900	5,100	496,700	1,007,700
Total Card	0.154	505,900	5,100	496,700	1,007,700
Total Parcel	0.154	505,900	5,100	496,700	1,007,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.98 /Parcel: 389.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

6763

GIS Ref

GIS Ref

Insp Date

03/03/18

!727!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0006-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	505,900	5100	6,694.	496,700	1,007,700		Year end	12/23/2021
2021	104	FV	482,900	5100	6,694.	496,700	984,700		Year End Roll	12/10/2020
2020	104	FV	482,900	5100	6,694.	496,700	984,700	984,700	Year End Roll	12/18/2019
2019	104	FV	372,200	5100	6,694.	527,700	905,000	905,000	Year End Roll	1/3/2019
2018	104	FV	369,200	5100	6,694.	384,900	759,200	759,200	Year End Roll	12/20/2017
2017	104	FV	346,100	5100	6,694.	335,200	686,400	686,400	Year End Roll	1/3/2017
2016	104	FV	346,100	5100	6,694.	285,600	636,800	636,800	Year End	1/4/2016
2015	104	FV	307,900	5100	6,694.	279,400	592,400	592,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:55:29

LAST REV

Date	Time
12/27/19	08:48:24
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 727

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMAS LAURA /	70020-214		10/2/2017		1,020,000	No	No		William M Thomas d.o.d. 3/23/99
THOMAS WILLIAM/	26951-167		12/31/1996		1	No	No		William M Thomas Sr. dod 3/23/1999

USER DEFINED

Prior Id # 1:	6763
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1373		7,112					

ACTIVITY INFORMATION

Date	Result	By	Name
3/3/2018	Inspected	BS	Barbara S
2/14/2018	MEAS&NOTICE	BS	Barbara S
2/1/2018	SQ Returned	EMK	Ellen K
4/30/2009	Measured	372	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT
8/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6694		Sq. Ft.	Site		0	80.	0.93	1									496,657						496,700	

Total AC/HA:	0.15367	Total SF/SM:	6694	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	496,657	Spl Credit		Total:	496,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05634665
Const Adj.:	0.99732524
Adj $ / SQ:	189.634
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	687416
Depreciation:	181478
Depreciated Total:	505938

COMMENTS

BK:9163 PG:53.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	2		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	6	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

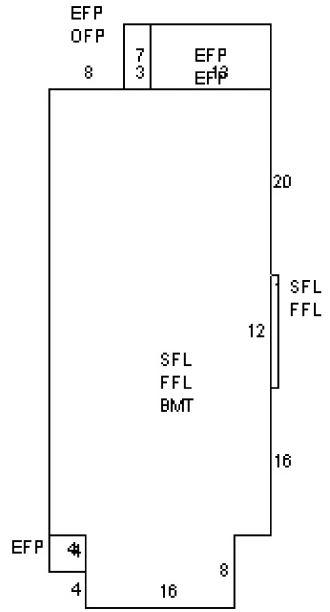
No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	189.63
Special Features:	0	Val/Su Net:	123.27
Final Total:	505900	Val/Su SzAd	195.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,292	189.630	245,007
SFL	Second Floor	1,292	189.630	245,007
BMT	Basement	1,280	56.890	72,819
EFP	Enclos Porch	219	39.550	8,662
OFP	Open Porch	21	43.880	922

Net Sketched Area:	4,104			Total:	572,417
Size Ad	2584	Gross Area	4104	FinArea	2584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0006-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100